



MRBPlus

Financing + Downpayment Assistance

The Arizona Housing Finance Authority is implementing a new first-time homebuyer program to assist with the financing of a first home purchase. The MRB Plus combines the attractive first mortgage interest rate of the Mortgage Revenue Bond loan with downpayment and closing cost assistance. The MRB Plus will offer assistance in the amount of 5% of purchase price, that can be used as down payment or closing costs. The MRB Plus program is available in all areas of Arizona outside of Maricopa and Pima counties.

MORTGAGE REVENUE BOND FINANCING

The Arizona Housing Finance Authority (AzHFA) has issued Mortgage Revenue Bonds to provide financing for low and moderate income first time homebuyers. The types of loans available are FHA, VA and RD, insured, 30 year fixed rate loans. Downpayment assistance in the amount of 5% of the purchase price is also available and can be used for assisting with a downpayment and/or closing costs.

The downpayment/closing cost assistance is a conditional grant that is forgiven over 5 years as long as the purchasers remain in the home as their primary residence. Twenty percent of the grant is forgiven for each full year the homebuyer resides in the home.

The following requirements also apply to the program:

- Must be a first time homebuyer, plan to occupy as primary residence and not had prior ownership in the last three years (Certain census tracts located in various counties do not require applicants to be first time homebuyers while offering higher income and sales price limits.)
- Contribute a minimum of \$1,000 of personal funds
- No cash back or debt consolidation
- Required to complete a homebuyer education class
- Must meet program's purchase price and income limits
- House payment/total payment to income ratios cannot exceed 31/43%
- Credit score for all borrowers must be at 620 or above
- Independent professional inspection to be done on the property and obtain a home warranty

The Mortgage Revenue Bond recipients must be first time homebuyers and plan to occupy the property as their primary residence. Prior ownership of a home within the last three years disqualifies the applicant as a first time homebuyer unless the property is located in a target or "census tract" area. There are census tracts located in Apache, Cochise, Coconino, Gila Graham, La Paz, Mohave, Navajo, Santa Cruz and Yuma counties where buyers are not required to be first-time buyers and income and sales price limits are higher.

MAXIMUM ANNUAL INCOME LIMITS

As of the date hereof, the Maximum Annual Income levels for residents are:

	Family of 2 or Less	Family of 3 or More
Coconino County		
Non-Targeted	\$63,900	\$73,485
Targeted Areas	\$76,680	\$88,097
Pinal County		
Non-Targeted	\$66,600	\$76,590
Targeted Areas	\$79,920	\$88,097
All Other Counties	(Except Maricopa and Pima Counties)	
Non-Targeted	\$61,500	\$70,725
Targeted Areas	\$73,800	\$86,100

**Household
Income:**

This program considers HOUSEHOLD INCOME, which includes the income of borrower, spouse and the income of all who will reside in the home 18 years of age or older.

MAXIMUM PURCHASE PRICE LIMITS

County	Single family home non-targeted area
Apache	\$253,125
Coconino	\$405,000
Gila	\$292,500
Mohave	\$290,250
Navajo	\$277,875
Pinal	\$311,625
Yavapai	\$351,000
All Other Counties (EXCEPT Maricopa and Pima)	\$243,945

Recapture: When a Mortgage Revenue Bond recipient chooses to sell their home, a Recapture Tax may be applied if all of the following occur:

- The property is sold within the first nine years of ownership; and
- A profit is made on the sale of the home; and
- The owner's income exceeds the allowable limits at the time of sale.

To Apply: Please check the Participating Lender List on the website at www.azhousing.gov and click on "Arizona Housing Finance Authority."

For information about the program, please contact Carl Kinney at carl.kinney@azhousing.gov or (602) 771-1091.